

TRANSFER
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Book 9849 Page 0323

Received Kennebec SS.
09/10/2008 8:26AM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

WARRANTY DEED
Statutory Short Form

We, STEVEN A. FITTON and WALDA J. FITTON of 840 E. Thorndike Road, Thorndike, ME 04986, County of Waldo, State of Maine, for consideration paid, grant and convey to DANIEL E. MURPHY and HELEN S. MURPHY of 43 Meridian Street, Peaks Island, ME 04108, County of Cumberland, State of Maine, as joint tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land together with the buildings and improvements located thereon, situate on the southerly side of Roosevelt Avenue in ~~Waldoboro~~ County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Starting at a point in the southerly line of Roosevelt Avenue as shown on a plan and profile of Roosevelt Avenue and Hillcrest Extension to North Street, made by E. B. Coffin, City Engineer, and recorded in Kennebec Registry of Deeds in Plan Book 11, Pages 26 and 27, which point is thirty-five (35) feet westerly from the northwest corner of Lot #73 as shown on said Plan; thence to the south and keeping parallel with the westerly line of said Lot #74; thence to the west along part of the southerly line of Lot #74 as shown on said plan a distance of seventy (70) feet; thence to the north and keeping parallel with the westerly line of Lot #74 as shown on said plan a distance of one hundred (100) feet to the southerly line of Roosevelt Avenue; thence to the east along the southerly line of Roosevelt Avenue a distance of seventy (70) feet to the point of beginning. The above-described land comprises the westerly half of Lot #74 and the easterly half of Lot #75.

The above described premises are conveyed subject to certain covenants and conditions numbered 1 to 7, both inclusive as recited in a deed from Roberta Letourneau to Roy L. Higgins and Paula M. Higgins, dated September 18, 1973 and recorded in the Kennebec Registry of Deeds in Book 1676, Page 238, to which further reference is made for a more particular description thereof.

Being the same premises conveyed to Steven A. Fitton and Walda J. Fitton by Warranty Deed of Mark R. Serdjenian and Christine M. Serdjenian dated January 9, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2648, Page 215.

WITNESS our hands and seals this 2 day of September, 2008.

Signed, Sealed and Delivered
in the presence of:

Joanna M. McCormick
Joanna McCormick

Steven A. Fitton
Steven A. Fitton
Walda J. Fitton
Walda J. Fitton

STATE OF MAINE
COUNTY OF Somerset

Dated: September 2, 2008

Then personally appeared the above named Steven A. Fitton and Walda J. Fitton and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Joanna M. McCormick
Notary Public
Print
Name: Joanna M. McCormick

JOANNA M. MCCORMICK
Notary Public, Maine
My Commission Expires November 28, 2008



① Check